

The Reserve at Lake Tyler Homeowners Association

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

1. NAME OF SUBDIVISION: The Reserve at Lake Tyler
2. NAME OF THE ASSOCIATION: The Reserve at Lake Tyler Homeowners Association, Inc.
3. RECORDING DATA FOR THE SUBDIVISION: Instrument No. 2004-R0000350
Cabinet D, Slides 219B -221B
Plat Records, Smith County, Texas

4. RECORDING DATA FOR ASSOCIATION DECLARATION:

First Amended Bylaws for The Reserve Instrument No. 20190100008950

Second Amended Declaration of
Covenants, Conditions, and
Restrictions for the Reserve Instrument No. 20190100008949

Design Guidelines Instrument No. 202201027681

Assessment Collection Policy Instrument No. 202201027676

Deed Restriction Violation Fines Policy Instrument No. 202201027679

Garage / Yard/ Estate Sales Policy Instrument No. 202201027680

Miscellaneous New Policies Instrument No. 202201027678

Rules & Regulations for the Use of Lakes Instrument No. 202201029531

Policy for Association Records,
Request for Documents,
and Document Retention Instrument No. 202201027677

RECORDING INFORMATION:

Official Public Records of Smith County, Texas

5. CONTACT INFORMATION FOR THE ASSOCIATION AND NAME OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION:

The Reserve at Lake Tyler Homeowners Association
15302 Reserve Blvd.
Tyler, TX 75707
Email: HOAboard@thereserveatlaketyler.com
Trent Richardson, President
Phone: 801-910-2833

6. ASSOCIATION WEBSITE ADDRESS:

www.thereserveatlaketyler.com

7. FEES CHARGED BY THE ASSOCIATION:

Assessment, Developed lots: \$500.00 / year
Assessment, Undeveloped lots: \$500.00 / year
Resale Certificate: \$250.00 / transfer property
Transfer Application: \$150.00 / transfer prop.

8. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Prospective purchasers are advised to independently examine the Declaration, Bylaws and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate, Transfer Application and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 21st day of February, 2023

02/27/2023

Date

W. Kent Richardson

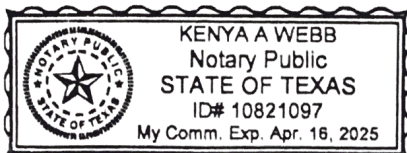
President of The Reserve at Lake Tyler Home Owners Association, Inc.

STATE OF TEXAS

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COUNTY OF SMITH

BEFORE ME, the undersigned authority, on the 21st day of February, 2023, personally appeared, Trent Richardson, to me know to be the President of the Reserve at Lake Tyler Home Owners Association, Inc., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.



Kenya A. Webb

Notary Public, State of Texas

My Commission Expires:

4/16/25



VG-93-2023-202301008270

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202301008270

Real Property Recordings
CERTIFICATE

Recorded On: March 27, 2023 11:30 AM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202301008270
Receipt Number: 20230327000072
Recorded Date/Time: March 27, 2023 11:30 AM
User: Suni W



STATE OF TEXAS
Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX